

# 5 COLERIDGE HOUSE



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

## 5 COLERIDGE HOUSE

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### Description

Coleridge House was first created as a country retreat and haven for refined living in the mid 18th century. The elegant property sits within its own 5-acre grounds, less than one mile from the very pleasant village of Chillington. The setting of Coleridge House is magnificent, with managed communal gardens including expansive areas of lawn, fine mature trees, numerous flowering shrubs and there are wonderful pastoral views to the south.

5 Coleridge House is just one of seven properties within the exclusive Coleridge House development, which comprises of a range of houses and apartments. It has wonderful high ceilings, oak flooring, spiral staircase and offers elegant, bright and spacious accommodation in a magnificent setting.

Internally this characterful property comprises of a superb open plan kitchen/dining and sitting room. The kitchen has fitted cupboards, drawers, shelving, integral appliances including a Rayburn and additional electric cooker, a Belfast sink, and has ample space for a large dining table and chairs. Double doors from the kitchen take you through to the triple aspect conservatory with glazed roof, which in turn has double doors opening to the communal garden. The focal point of the sitting area is the beautiful window with raised and fielded panels, and architraves consistent with a principal room c 1840. A log burner adds to the homely feel, further enhanced by double doors which open to the gardens.

A bespoke spiral staircase takes you up to the first floor which houses three generous double bedrooms which all enjoy wonderful views of the surrounding countryside, one of the bedrooms benefits from an en-suite shower room and off the landing is a family bathroom. Agents note: There is a large unconverted loft offering further potential for additional accommodation subject to the necessary planning consents.

### Situation

The village of Chillington has its own amenities including a pub, community centre, playing fields with children's play area, community orchard, post office and health centre. There is a primary school in the neighbouring village of Stokenham which is rated outstanding by Ofsted and fine parish churches in Stokenham and Sherford. The village is conveniently placed for easy access to Start Bay, Salcombe and Dart estuaries, renowned for their sailing, and is also close to the beautiful South Devon coastline where there is a marvellous selection of beaches and coves, spectacular rugged cliffs and headlands all linked by the South West Coast path.

### Directions

what3words - pricier.playing.haystack

Take the A379 Kingsbridge to Dartmouth road at Carehouse Cross roundabout (just as you reach Stokenham) turn left. After 200 yards, fork left into a country lane and follow this for 3/4 of a mile. Turn left at the sign for Coleridge House.



# PROPERTY DETAILS

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## Property Address

5 Coleridge House, Chillington, Kingsbridge, Devon TQ7 2JG

## Mileages

Kingsbridge 5 miles; Salcombe 10 miles; Dartmouth 11 miles (distances are approximate)

## Services

Mains electricity and water. Shared septic tank drainage. Oil fired central heating/hot water.

## EPC Rating - tbc

Current: 0, Potential: 0

## Council Tax Band

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## Tenure

Freehold

Maintenance charge of approximately £1,720 per annum (2025) paid in two instalments.

## Authority

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon TQ9 5NE.

Tel: 01803 861234.

## Key Features

- Charming property within the private Coleridge House estate
- Superb south facing views across the grounds to open countryside
- Character features, sash windows, high ceilings, cornicing
- Large open plan kitchen/dining/sitting room with wood burning stove
- Three generous double bedrooms
- Two parking spaces plus visitor parking
- Private garden area with timber garden shed and wood stores.
- Set in 5 acres of beautifully maintained communal grounds

## Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

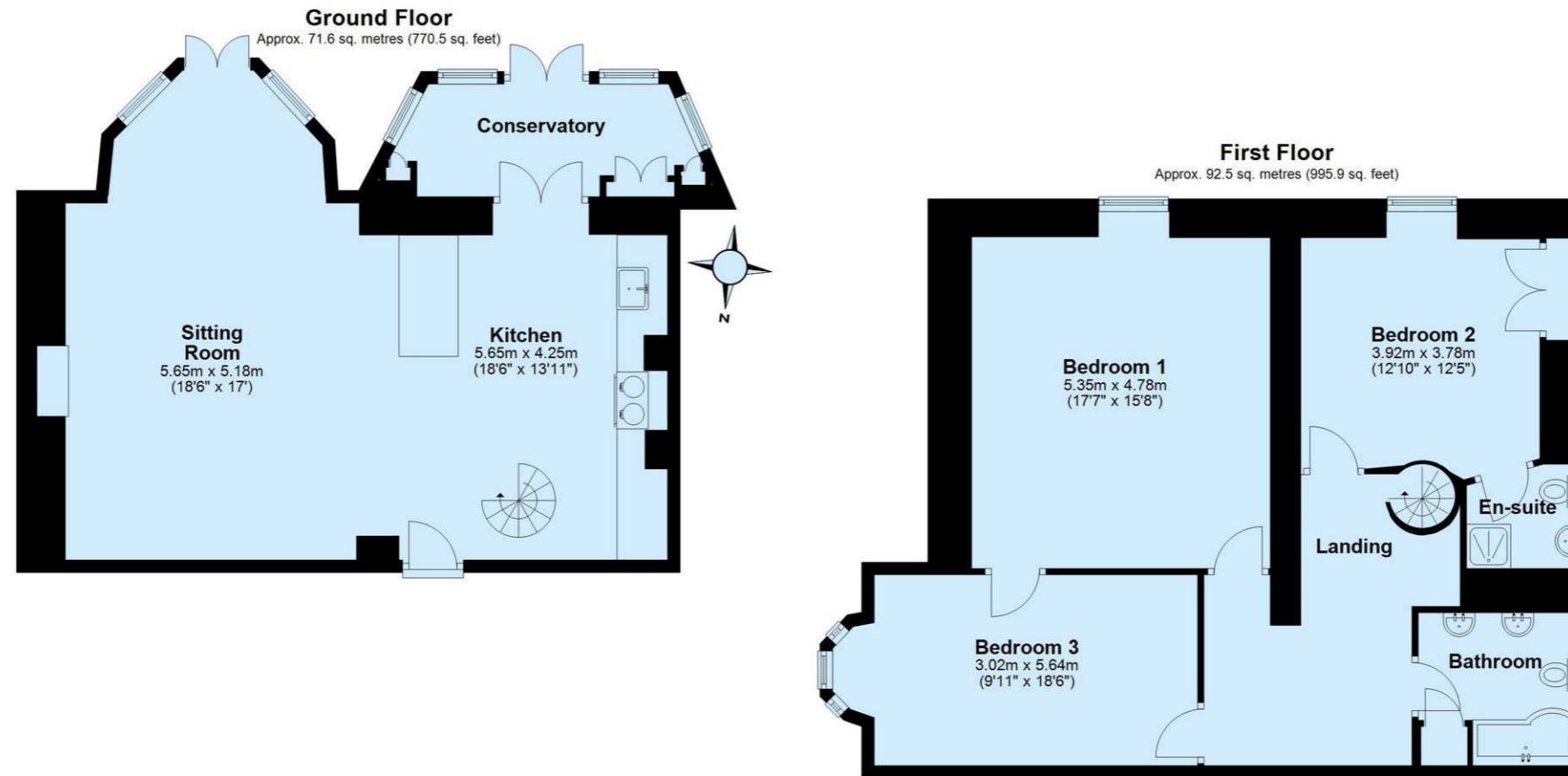
## Viewing

Strictly by appointment with the sole agents, Marchand Petit, Kingsbridge. Tel: 01548 857588.



# FLOOR PLAN

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Total area: approx. 164.1 sq. metres (1766.4 sq. feet)

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01803 839190

Kingsbridge  
01548 857588

Modbury  
01548 831163

Newton Ferrers  
01752 873311

Salcombe  
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Totnes  
01803 847979

Lettings  
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